

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**RQR-36373 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: GATEWAY MOTEL, INC.** - Required Review of an approved Special Use Permit (U-0028-01) FOR A 40-FOOT TALL, 28-FOOT X 24-FOOT OFF-PREMISE SIGN at 928 South Las Vegas Boulevard (APN 139-34-410-165), C-2 (General Commercial) Zone, Ward 3 (Reese)

**IF APPROVED, C.C.: 01/20/2010**

**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**7**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**3**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-29727
6. Protest Postcards
7. Submitted after Final Agenda - Protest/Support Postcards
8. Submitted after Meeting - Protest Postcard

Motion made by STEVEN EVANS to Approve subject to conditions and deleting Condition 1

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated the sign is not compatible with the Arts District. Las Vegas Boulevard, from Sahara Avenue to Washington Boulevard, was designated

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as a State Scenic Byway, and one of the requirements was adoption of a management plan that requires the restoration of existing signs. Staff recommended denial, but if approved, Condition 1 would need to be deleted.

ATTORNEY JAY BROWN, 520 South 4th Street, appeared on behalf of the applicant and pointed out that the signage was erected prior to the Las Vegas Scenic Byway's designation. There have been five previous required reviews, wherein an approval was granted each time.

TODD FARLOW stated that the signs are not tied to the special use permits and go with the property for perpetuity. He commented on a pending lawsuit with a billboard company, stressing the fact that if the City loses the lawsuit, the Commission will have to consider future requests based upon the length of time the billboard has been in existence. In essence, the City may not have the authority to require the billboards be removed, which in his opinion, can be a serious problem in the future.

DEPUTY CITY ATTORNEY JIM LEWIS explained to the Commission that this required review is something that will continue to occur, and they have the discretion.

Although CHAIR TROWBRIDGE could support the request, he noted that these signs have been in existence for a substantial period of time and could become an issue, as the character of the community around these signs change, and not just with paperwork or designations.

ATTORNEY BROWN informed COMMISSIONER EVANS that the developers were working on having financing in place for the motel site. The Commissioner agreed with CHAIR TROWBRIDGE'S comments but supported an approval at this time.

After the vote, CHAIR TROWBRIDGE explained to MR. FARLOW that from a legal standpoint, it is inappropriate for the Commissioners to share their thoughts regarding his aforementioned concerns.

CHAIR TROWBRIDGE declared the Public Hearing closed.